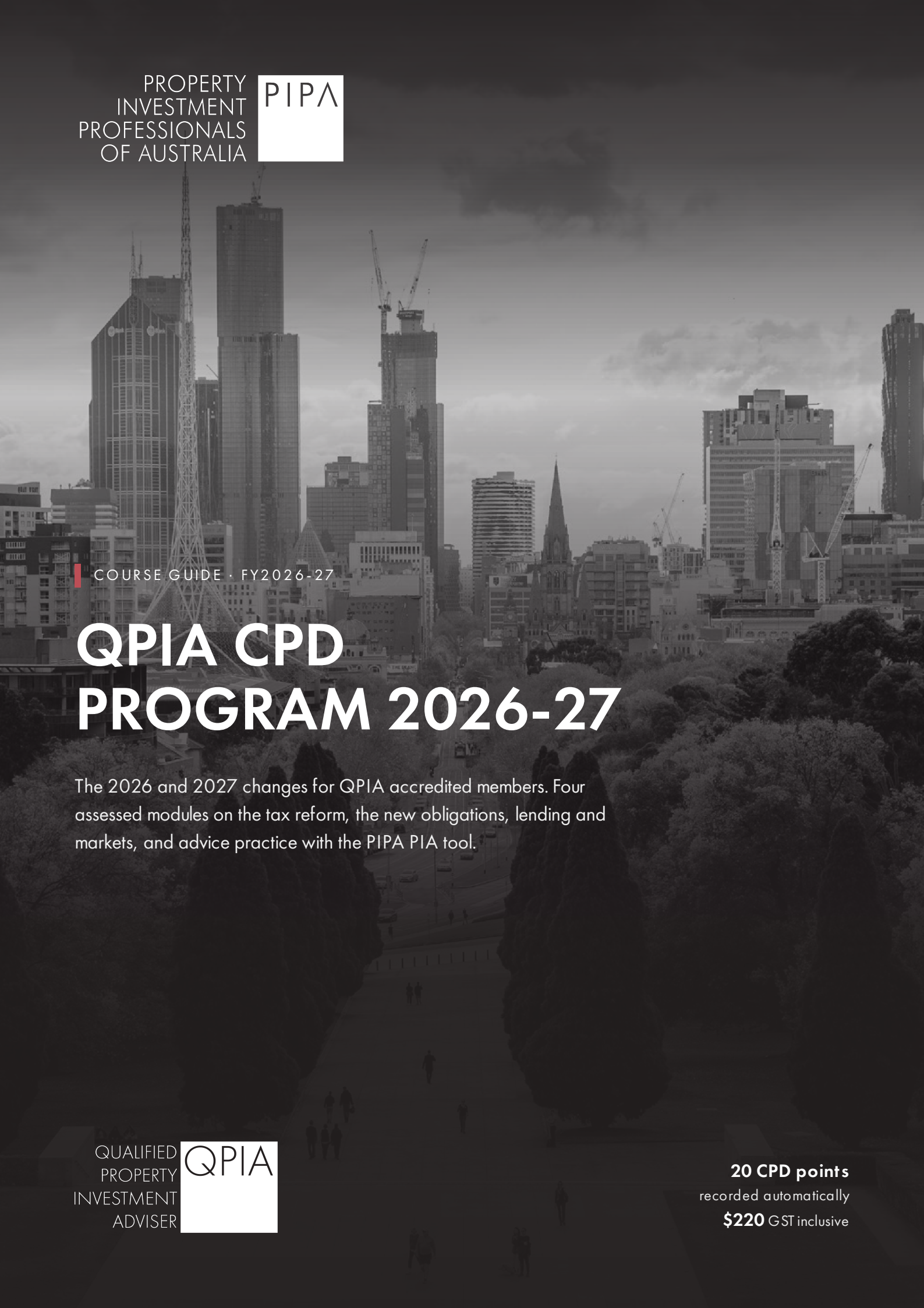
PROPERTY INVESTMENT PROFESSIONALS OF AUSTRALIA

PIPA



COURSE GUIDE · FY2026-27

QPIA CPD PROGRAM 2026-27

The 2026 and 2027 changes for QPIA accredited members. Four assessed modules on the tax reform, the new obligations, lending and markets, and advice practice with the PIPA PIA tool.

QUALIFIED PROPERTY INVESTMENT ADVISER

QPIA

20 CPD points
recorded automatically
$220 GST inclusive

PURPOSE OF THE PROGRAM

TWELVE MONTHS OF CHANGE, IN ONE PROGRAM

In the twelve months to September 2026 the rules for negative gearing and capital gains tax were rewritten, AML/CTF Tranche 2 obligations reached real estate, the maximum consumer law penalty for a corporation doubled, APRA capped high debt-to-income lending, the RBA raised the cash rate three times and self managed super funds lost the ability to borrow for residential property.

20
CPD points of the 25 a QPIA accredited member holds each financial year, recorded in MY PIPA as each module is passed

4
assessed modules, each worth 5 points as PIPA approved structured training with assessment

24
short topics, readable on a phone, with worked examples in every module

Any
order: each module stands alone, and is completed before the next begins

80%
pass mark for each module assessment, with feedback after every answer

PIA
strategies modelled in the PIPA PIA tool, part of QPIA membership

WHO THE PROGRAM IS FOR

The program is written for QPIA accredited members: PIPA members whose PIPA membership and QPIA accreditation are both current. It assumes the reader has completed the QPIA Accreditation Program, and it concentrates on what changed, why it changed and what the adviser now does differently with a client.

Each of the four modules stands alone, so a member can start with the subject most relevant to their practice.

CHANGES THE PROGRAM TEACHES

From	Change
01/02/2026	APRA debt-to-income limit on new lending
28/03/2026	Australian Consumer Law maximum penalties doubled
01/07/2026	AML/CTF Tranche 2 obligations for real estate; Division 296 tax
10/08/2026	New SMSF borrowing limited to business real property
01/07/2027	Negative gearing limitation and the new CGT rules

Sources: APRA; ACCC; AUSTRAC; ATO; Act No. 49 of 2026.

FOUR MODULES, 20 CPD POINTS

The program provides 20 of the 25 CPD points a QPIA accredited member holds each financial year. The other 5 come from other activities in the PIPA CPD matrix.

WHAT EACH MODULE DELIVERS

Module	Subject	The adviser will be able to	Points
Module 1	The 2027 tax reform	Apply the 2027 negative gearing limitation and CGT rules to a client's strategy.	**5**
Module 2	Law and obligations in 2026	Identify and meet the 2026 AML/CTF Tranche 2, consumer law, disclosure, foreign investment and privacy obligations.	**5**
Module 3	Lending, markets and super in 2026	Interpret the 2026 lending, market, superannuation, duty and land tax settings for a client.	**5**
Module 4	Advice practice, the PIR and the PIA tool	Deliver and document advice to the 2026 standard using the PIPA PIA tool and the Property Investment Report.	**5**
Total		Four activities of PIPA approved structured training with assessment	**20**

An orientation opens the program. It explains how the modules are built, how the points are recorded and how to plan study across the financial year. The four modules may then be taken in any order; once a module is started, it is completed, including its assessment, before another opens.

MODULE 1 · 5 CPD POINTS · MODULE ASSESSMENT

THE 2027 TAX REFORM

The 2027 tax reform limits negative gearing on established residential property and replaces the 50% CGT discount with cost base indexation and a 30% minimum tax for gains accruing from the 1st of July 2027. The module sets out the rules, shows the numbers and explains what to say to a client.

TOPICS

1.1	What changed, and when
1.2	The negative gearing limitation
1.3	CGT from the 1st of July 2027
1.4	Deductions and depreciation that catch investors
1.5	Modelling the change for a client

MODULE OUTCOME

Apply the 2027 negative gearing limitation and CGT rules to a client's strategy.

WORKED EXAMPLES AND ACTIVITIES

AN ESTABLISHED UNIT BOUGHT IN SEPTEMBER 2026

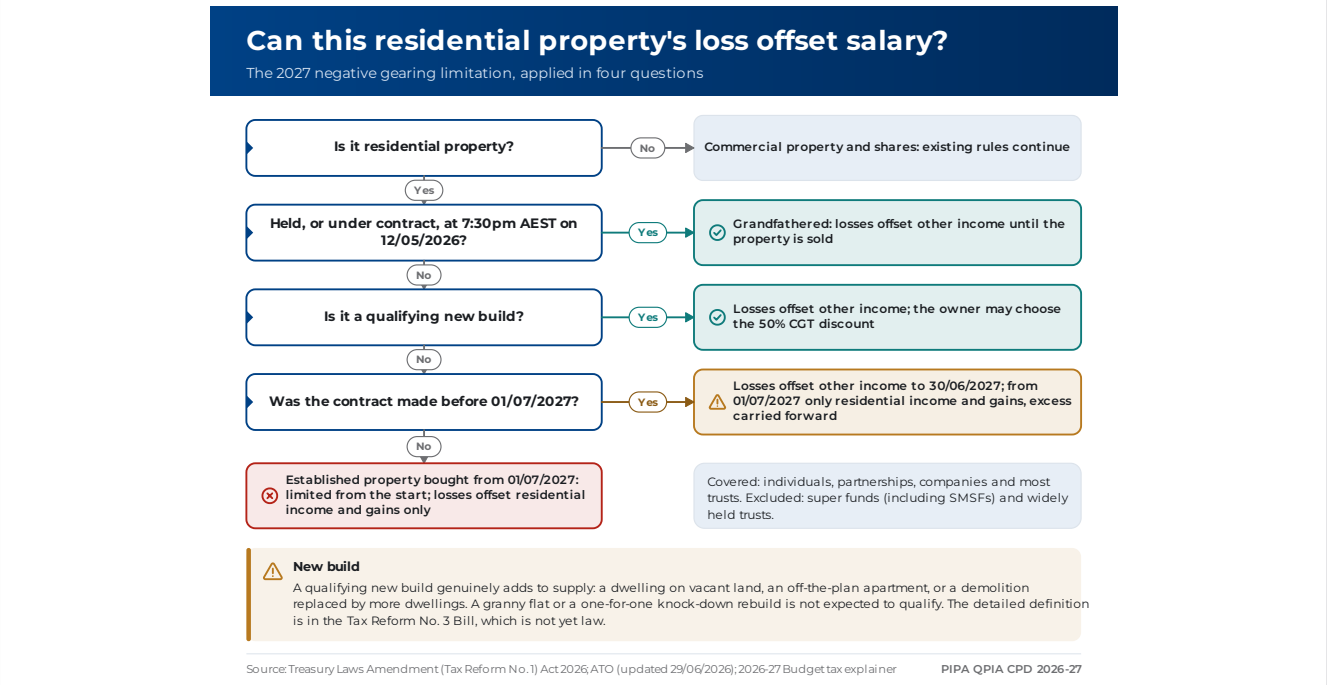
How a loss that offsets salary in FY2026-27 becomes a carried-forward loss from the 1st of July 2027, and what that does to the client's cash flow.

A PROPERTY HELD ACROSS THE TRANSITION

A $1,100,000 sale in 2031 split at the 1st of July 2027: market value at that date is the default, compared with the $918,068 the Budget explainer method would give if it is made and elected.

THE SAME TOWNHOUSE UNDER BOTH YEARS' RULES

How the limitation takes an established purchase from $785 to $1,500 a month after tax, and why the FY2027-28 cash flow is the one to stress test.



Four questions decide whether a residential loss can offset salary. Source: Treasury Laws Amendment (Tax Reform No. 1) Act 2026; ATO.

MODULE 2 · 5 CPD POINTS · MODULE ASSESSMENT

2

LAW AND OBLIGATIONS IN 2026

AML/CTF Tranche 2 brought real estate under the AML/CTF Act from the 1st of July 2026, under the reformed regime enacted by the Amendment Act 2024. The maximum Australian Consumer Law penalty for a corporation doubled from the 28th of March 2026, the states moved on price disclosure and underquoting, and the Budget announced an extension of the ban on foreign purchases of established dwellings to 2029, which is not yet law.

TOPICS

2.1	AML/CTF Tranche 2: are you regulated?
2.2	The AML/CTF program and customer due diligence
2.3	Reporting, records and penalties
2.4	Consumer law penalties, disclosure and underquoting
2.5	Foreign buyers and privacy

MODULE OUTCOME

Identify and meet the 2026 AML/CTF Tranche 2, consumer law, disclosure, foreign investment and privacy obligations.

WORKED EXAMPLES AND ACTIVITIES

THE COUNTERPARTY DEADLINE

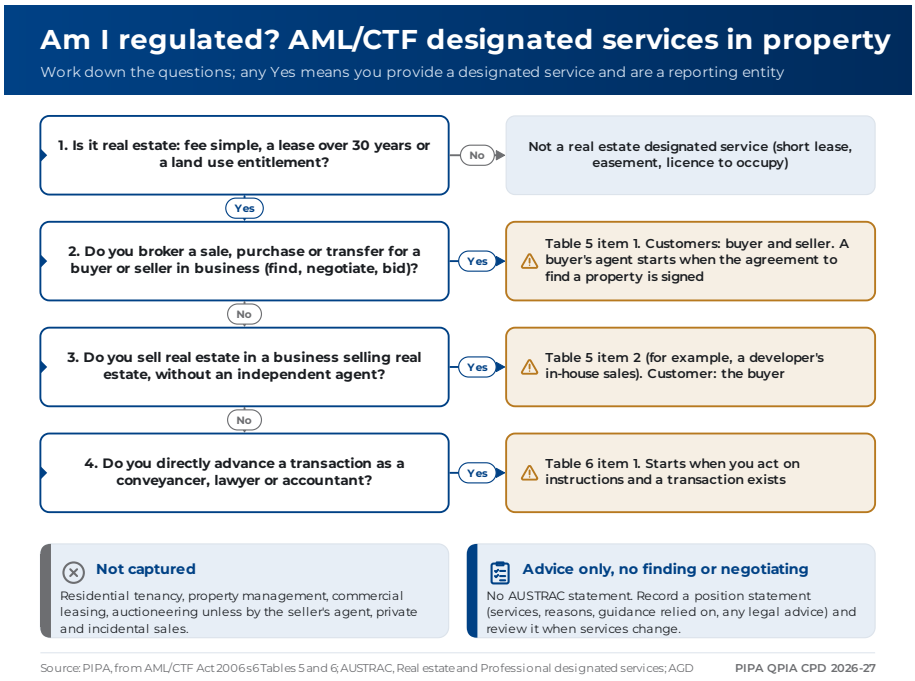
Working out the date by which due diligence on the other party must be complete when contracts exchange on a Monday and settle 25 days later.

A DEVELOPER'S RENTAL GUARANTEE

An activity on the evidence behind a rent figure, and how to present a guarantee in the Property Investment Report.

THREE NEW ENQUIRIES

Deciding for each enquiry whether a designated service is involved, and what must be in place before you proceed.



Am I regulated? For a buyer's agent the trigger is brokering: finding, negotiating or bidding for a client. Source: AML/CTF Act 2006, s 6 Tables 5 and 6; AUSTRAC.

MODULE 3 · 5 CPD POINTS · MODULE ASSESSMENT

3

LENDING, MARKETS AND SUPER IN 2026

The RBA raised the cash rate three times in 2026, APRA capped high debt-to-income lending from the 1st of February 2026, the largest construction pipeline in two decades met strong population growth, and self managed super funds lost the ability to borrow for residential property from the 10th of August 2026. The module closes with first home buyer, duty and land tax settings for investor clients.

TOPICS

3.1	The cash rate in 2026
3.2	Serviceability: the buffer and the debt-to-income limit
3.3	Reading the 2026 market
3.4	Super and SMSF in 2026
3.5	First home buyer, duty and land tax settings

MODULE OUTCOME

Interpret the 2026 lending, market, superannuation, duty and land tax settings for a client.

WORKED EXAMPLES AND ACTIVITIES

A CLIENT'S DEBT-TO-INCOME RATIO

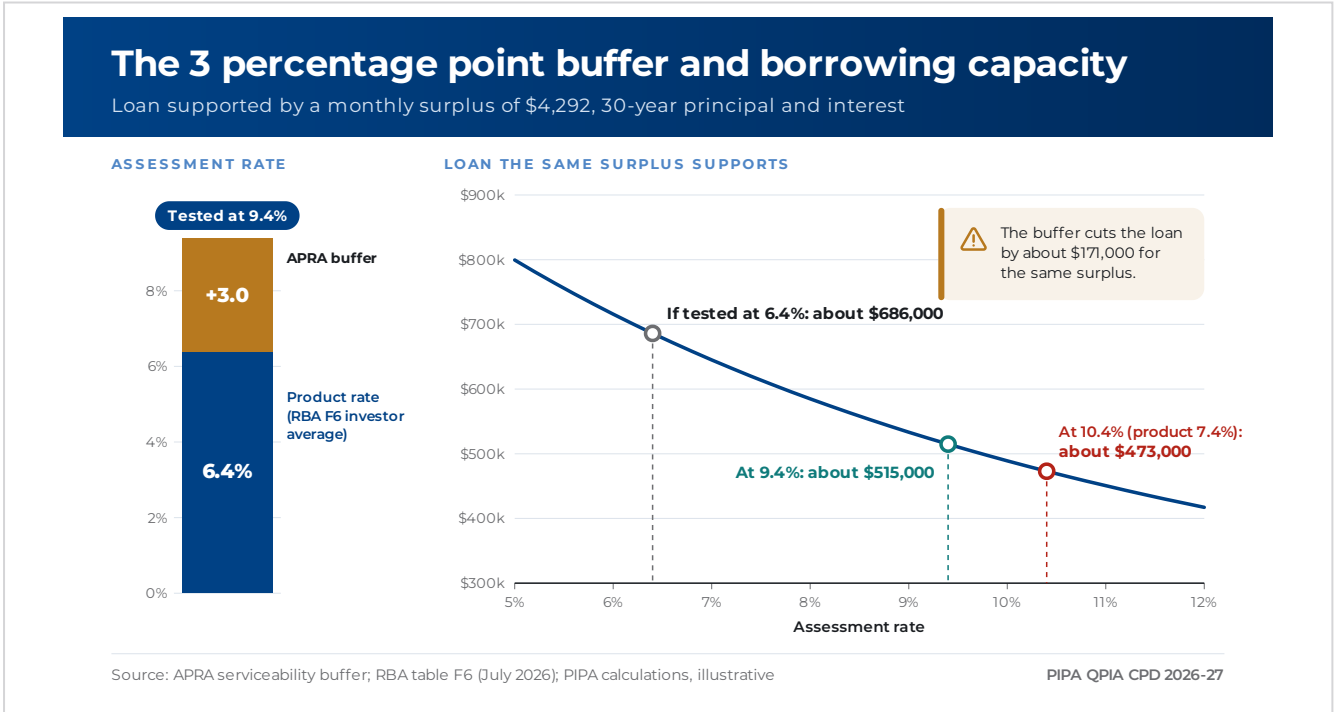
A couple on $180,000 with a proposed $640,000 investment loan sit at a DTI of 5.14 on APRA's measure; about $182,000 more debt takes them to 6.

CAPACITY AFTER THE RATE RISES

Rebasing a client's budget when the assessment rate moves from 8.65% to 9.4%, and recording the change on file.

WHERE SHOULD THE NEXT PURCHASE BE?

Duty and land tax compared for a Brisbane and an Adelaide purchase, including how a second holding in the same state is aggregated for land tax.



The same monthly surplus supports far less borrowing at the assessment rate than at the product rate. Source: APRA; RBA table F6; PIPA calculations, illustrative.

MODULE 4 · 5 CPD POINTS · MODULE ASSESSMENT

4

ADVICE PRACTICE, THE PIR AND THE PIA TOOL

The 2026 changes reach clients through the advice process. This module brings the PIPA six-stage process up to the 2026 standard, shows how to model a strategy in the PIPA PIA tool, sets the evidence standard for the Property Investment Report (PIR) and closes with the review triggers the 2027 reform creates for existing clients.

TOPICS

4.1	The advice process to the 2026 standard
4.2	Risk, capacity and recommending against
4.3	Modelling with the PIPA PIA tool
4.4	The Property Investment Report standard
4.5	Client reviews and your CPD record
4.6	Completing the program and official sources

MODULE OUTCOME

Deliver and document advice to the 2026 standard using the PIPA PIA tool and the Property Investment Report.

WORKED EXAMPLES AND ACTIVITIES

THE SAME PACKAGE, TWO CONTRACT STRUCTURES

A $770,000 house and land package in Queensland: $27,675 duty as a one-part contract, $9,975 as a two-part contract.

MODEL A TWO-PART CONTRACT

Entering a house and land package in the PIA tool and reading the duty basis, the construction holding costs and the first full rental year.

YOUR CLIENT BOOK BEFORE THE 1ST OF JULY 2027

Triage of a 60-client book: who needs a review, what to model and which referrals to make.

The PIPA six-stage advice process

Sequential in the first engagement, cyclical over the life of the relationship

	STAGE AND PURPOSE	MAIN OUTPUT
1	**Engage** Agree scope, fees, referrals and conflicts	Signed engagement letter
2	**Discover** Fact find, identity, privacy notice, source of funds	Completed fact find, identity and privacy records
3	**Analyse** SMART goals, risk, capacity, options, projections, stress tests	Working papers and the PIA tool report
4	**Recommend** Written advice with alternatives and risks	Property Investment Report
5	**Implement** Informed consent, coordination and referrals	Authority to proceed, implementation log
6	**Review** Measure against goals and act on triggers	Review report and updated fact find

Source: PIPA

PIPA QPIA CPD 2026-27

The PIPA six-stage advice process. Every stage produces a document for the adviser's file, and each review returns the client to discovery. Source: PIPA.

POINTS RECORDED THE DAY THE ASSESSMENT IS PASSED

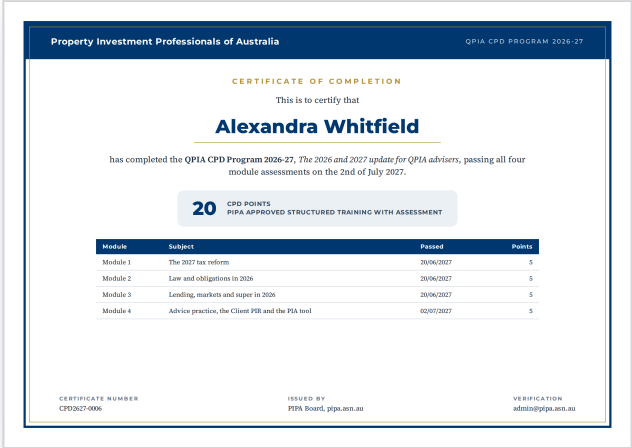
1 **STUDY THE MODULE**
Five or six short topics with worked examples, and activities with model answers. The topics open in order.

2 **PASS THE MODULE ASSESSMENT**
Pass mark 80%, feedback after each answer. The assessment can be taken again until it is passed.

3 **5 POINTS RECORDED AUTOMATICALLY**
The system writes one activity of PIPA approved structured training with assessment into the member's CPD record in MY PIPA, dated the day of the pass. No form is lodged and no evidence is uploaded.

4 **CERTIFICATE OF COMPLETION**
When all four assessments are passed, a numbered certificate is issued by email and can be printed or saved as a PDF from MY PIPA at any time.

Points count in the year the assessment is passed. An assessment passed on the 20th of June 2027 counts towards FY2026-27; one passed on the 2nd of July 2027 counts towards FY2027-28. To hold all 20 points in FY2026-27, pass the four assessments by the 30th of June 2027.


Property Investment Professionals of Australia
QPIA CPD PROGRAM 2026-27
CERTIFICATE OF COMPLETION
This is to certify that
Alexandra Whitfield
has completed the QPIA CPD Program 2026-27, The 2026 and 2027 update for QPIA advisers, passing all four module assessments on the 2nd of July 2027.
20 CPD POINTS PIPA APPROVED STRUCTURED TRAINING WITH ASSESSMENT

Module	Subject	Passed	Points
Module 1	The 2027 tax reform	20/06/2027	5
Module 2	Law and obligations in 2026	20/06/2027	5
Module 3	Lending, markets and super in 2026	20/06/2027	5
Module 4	Advice practice, the Client PIR and the PIA tool	02/07/2027	5

CERTIFICATE NUMBER CPD2627-0006
ISSUED BY PIPA Board, pipa.asn.au
VERIFICATION admin@pipa.asn.au

Sample certificate of completion. The name, dates and certificate number are taken from the member's record.

WHY THE POINTS ARE SECURE

- Each pass is recorded once; a second pass of the same assessment records nothing further.
- The activity is marked verified at source and cannot be edited by the member, so it stands at renewal without further evidence.
- The points follow the PIPA CPD Policy version 4.0 matrix and need no board exception.

PRICE, ACCESS AND PURCHASE

PROGRAM FEE

$220

GST inclusive ($200.00 plus $20.00 GST)

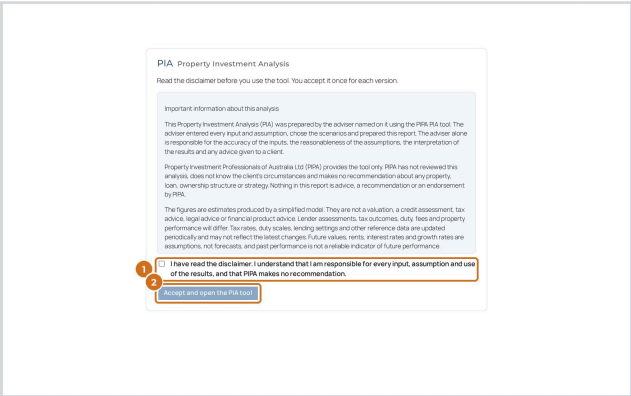
CPD POINTS

20

recorded automatically in MY PIPA

Available to QPIA accredited members whose PIPA membership and QPIA accreditation are both current. Self-paced online study through MY PIPA. The program is a professional industry course; it is not an AQF qualification and PIPA is not a Registered Training Organisation.

THE PIPA PIA TOOL IN MODULE 4



The PIA tool applies the 2027 rules by contract date, can project from settlement, models two-part contracts and construction holding costs, and shows carried-forward losses with their tax value. Results are withheld until the inputs are complete. It is part of QPIA membership, beside the PIPA Fact Find and PIR Template in QPIA Member Resources.

QUESTIONS

Must the modules be studied in order?

No. The four modules may be taken in any order. Once a module is started it is completed, including its assessment, before another opens, and within a module the topics open in order.

What if an assessment is not passed at the first attempt?

The feedback points to the topic behind each question. The assessment can be taken again until it is passed, and the points are recorded once.

Is this the QPIA Accreditation Program?

No. The accreditation program leads to the QPIA designation. This program updates advisers who hold it and earns CPD points.

Do I need to lodge anything for the points?

No. Each pass writes the activity to the CPD record automatically. It appears in MY PIPA the same day.

Who can purchase the program?

QPIA accredited members whose PIPA membership and QPIA accreditation are both current, the members who hold the 25-point CPD requirement.

PURCHASE THE PROGRAM

1. Sign in to MY PIPA with your PIPA login.
2. The program is added to the cart and checkout opens.
3. Pay $220.00 GST inclusive. The course opens as soon as payment is confirmed.

SCAN TO PURCHASE

pipa.asn.au/cpd-purchase

Opens the purchase in MY PIPA. Or open the Learning tab and choose the program.

PURCHASE IN MY PIPA

Scan the code or visit pipa.asn.au/cpd-purchase

pipa.asn.au
pipa@pipa.asn.au